



Nesbits

Established 1921

60 St Augustine Road, Southsea, PO4 9AD
For auction Guide Price £190,000 to £210,000

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TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.

GUIDE PRICE: £190,000-210,000

Of interest to builders and investors in particular: the well-situated THREE DOUBLE BEDROOM FAMILY HOUSE with gas central heating and UPVC replacement double-glazing; NOW REQUIRING COMPREHENSIVE MODERNISATION. St Augustine Road runs from Highland Road to Devonshire Avenue, No. 60 being on the east side towards the southern end. This pleasant and popular residential address is less than three-quarters of a mile from Southsea Seafront and convenient to a wide range of public amenities. Dating from around 1920, the property itself forms part of a terrace of similar houses and features brick elevations under a pitched, slate roof, the facade incorporating splay bay window and canopied front door. It stands behind a shallow forecourt, whilst to the rear is an average-sized garden enjoying an easterly aspect.



As stated, this Lot will now reward a programme of refurbishment throughout, then being considered ideal for owner-occupation or lucrative letting. Full details are as follows:

Canopied, part-glazed front door to:

ENTRANCE HALL

Facing staircase to first floor having turned-wood balustrade and newel posts together with door under giving access to CELLAR with gas and electricity meters. Deep, built-in storage cupboard. Single panel radiator.

LOUNGE

12'3 x 11'5 (3.73m x 3.48m)

Shallow, splay bay window to front elevation having UPVC replacement double-glazing. Tiled fireplace. Single panel radiator.

LIVING AND DINING ROOM

18'2 x 12'4 (5.54m x 3.76m)

Pair of part-glazed French doors to LEAN-TO CONSERVATORY. UPVC replacement double-glazed window to rear elevation. Two double panel radiators. Narrow, full-height period storage cupboard. Doorway to:

KITCHEN

8'0 x 7'10 (2.44m x 2.39m)

Fitted base and wall cupboards, work surfaces, stainless steel sink unit. Gas cooker point. Single panel radiator. 'Vaillant' gas fired central heating and hot water boiler. Window to side elevation. Obscure-glass door to REAR PORCH and garden beyond.

FIRST FLOOR

LANDING

Access to LOFT SPACE.

BATHROOM & W.C.

7'0 x 5'4 (2.13m x 1.63m)

High flush w.c., handbasin, cast-iron bath on claw-and-ball feet. Single panel radiator. UPVC replacement obscure double-glazed window to front elevation. Access to Loft Space.

BEDROOM ONE

12'4 x 11'4 (3.76m x 3.45m)

Pair of UPVC replacement double-glazed windows to front elevation. Single panel radiator.

BEDROOM TWO

13'11 x 7'10 (4.24m x 2.39m)

UPVC replacement double-glazed window to rear elevation. Double panel radiator. Cast-iron period fireplace.

BEDROOM THREE

11'0 x 9'10 (3.35m x 3.00m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator. Built-in wardrobe.

OUTSIDE

FRONT: Shallow, walled forecourt.

REAR: Average-sized garden with easterly aspect.

COUNCIL TAX

Band 'B' - £1,782.44 per annum (2026/27).

EPC

Energy Rating 'D' (Floor Area 90 sq m approx).

VIEWING

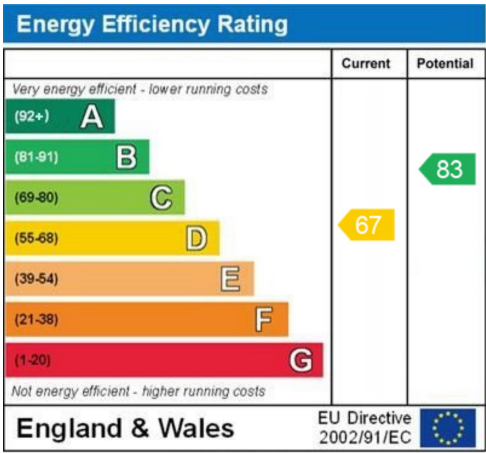
By appointment with AUCTIONEERS & SOLE AGENTS,
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(18101/061417)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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